

**Substitute Trustee's Deed**  
**Indexing Instructions**

Lot 601, Section B, DeSoto Village S/D, DeSoto Co., MS

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 8th day of July, 2005, Nita Jackson, a single person, executed and delivered a certain Deed of Trust unto Don W. Ledbetter, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2275 at Page 122; and

WHEREAS, on the 22nd day of September, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto U.S. Bank National Association as Trustee for 2005KS10 RASC, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2950 at Page 730; and

WHEREAS, on the 22nd day of September, 2008 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2950 at Page 731; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated October 2, 2008 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in The DeSoto Times Today for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 4th day of November, 2008, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 4th day of November, 2008, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

Land situated in Desoto County, Mississippi to wit:

Lot 601, section B in South half and Section East of Cow Pen Creek, Desoto Village Subdivision, in Section 33 and 34 Township 1 South Range 8 West as shown by the plat recorded in Plat Book 8 Pages 16-21 in the office of the Chancery Clerk's of Desoto County Mississippi.

Being the same property conveyed to grantor, Tracy M. Williams a married person herein by Warranty Deed of record at Book 305 Page 538 dated August 26 1996, filed August 27 1996, in the Chancery Clerk's Office of Desoto County Mississippi.

Also being the same property conveyed to grantor by Warranty Deed of record being recorded simultaneously herewith in said Register's Office.

WHEREAS, at said sale U.S. Bank National Association as Trustee for 2005KS10 RASC was the highest bidder and best bidder, therefore, for the sum of \$22,871.40 and the same was then and there struck off to U.S. Bank National Association as Trustee for 2005KS10 RASC and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$22,871.40 do hereby convey the above-described property to U.S. Bank National Association as Trustee for 2005KS10 RASC.

I convey only such title as is vested in me as Substitute Trustee

sdr/F08-2695

WITNESS MY SIGNATURE, this the 6th day of November, 2008.



Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA  
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 6th day of November, 2008, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



NOTARY

AT DEATH  
MY COMMISSION EXPIRES

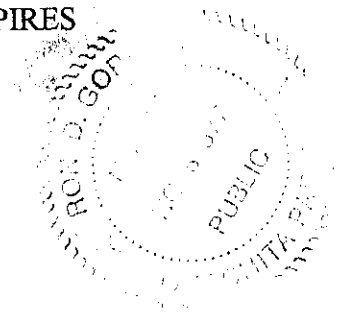
ADDRESSES:

GRANTOR:  
Emily Kaye Courteau  
2309 Oliver Road  
Monroe LA 71201  
318-330-9020

Ron D. Gordon  
Notary No. 61577  
Notary Public, Ouachita Parish, LA  
My Commission Expires at Death

GRANTEE:  
U.S. Bank National Association as Trustee for 2005KS10 RASC  
500 Enterprise Rd Suite 150  
Horsham, PA 19044  
1-800-766-4622

THIS DOCUMENT WAS PREPARED BY:  
MORRIS & ASSOCIATES  
2309 OLIVER RD.  
MONROE, LA 71201  
318-330-9020



# DESOTO TIMES-TRIBUNE

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale  
STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 8th day of July, 2008, Nita Jackson, a single person, executed and delivered a certain Deed of Trust unto Don W. Ledbetter, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2275 at Page 122; and

WHEREAS, on the 22nd day of September, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto U.S. Bank National Association as Trustee for 2005KS10 RASC, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2950 at Page 730; and

WHEREAS, on the 22nd day of September, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2950 at Page 731; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 4th day of November, 2008, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Land situated in DeSoto County, Mississippi to-wit:

Lot 601, section B in South half and Section East of Cow Pen Creek, Desoto Village Subdivision, in Section 33 and 34 Township 1 South Range 8 West as shown by the plat recorded in Plat Book 8 Pages 16-21 in the office of the Chancery Clerk's of Desoto County Mississippi.

Being the same property conveyed to grantor, Tracy M. Williams a married person herein by Warranty Deed of record at Book 306 Page 528 dated August 28 1998, filed August 27 1998, in the Chancery Clerk's Office of Desoto County

Volume No. 113 on the 14 day of Oct., 2008

Volume No. 113 on the 21 day of Oct., 2008

Volume No. 113 on the 28 day of Oct., 2008

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Diane Smith

Sworn to and subscribed before me, this 28 day of Oct., 2008

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 425 words @ .12 \$ 51.00

B. 2 subsequent insertions of 850 words @ .10 \$ 85.00

C. Making proof of publication and deposing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 139.00

Mississippi.  
Also being the same property conveyed to grantor by Warranty Deed of record being recorded simultaneously herewith in said Register's Office.

I will only convey such title as is vested in me as Substitute Trustee

WITNESS MY SIGNATURE, this day October 2, 2008

Emily Kaye Courteau

Substitute Trustee

2309 Oliver Road

Monroe, LA 71201

(318) 330-9020

adr/08-2895

PUBLISH: 10-14-08 / 10-21-08 / 10-28-08

315 Loshier Street

Monroe, MS 38632 • 662.429.6397 • Fax: 662.429.5229